

District: Quaboag Regional School District  
 School Name: Warren Community Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: January 23, 2013

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Quaboag Regional School District for a boiler replacement at the Warren Community Elementary School.

<b>District Info</b>	
District Name	Quaboag Regional School District
Elementary School(s)	Warren Community Elementary School (PK-6) West Brookfield Elementary School (PK-6)
Middle/High School(s)	Quaboag Regional Middle-High School (7-12)
Priority School Name	Warren Community Elementary School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1991
Existing Square Footage	74,000
Additions	N/A
Building Issues	Boiler
2011-2012 Enrollment	493

<b>MSBA Votes</b>	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On January 30, 2013 Board agenda
Reimbursement Rate	68.34%

<b>Consultants</b>	
Owner's Project Manager	Coast and Harbor Associates, Inc.
Designer	Lindgren & Sharples, P.C.

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facility and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District's Designer, Lindgren & Sharples, P.C., recommends replacing the two original oil-fired hot water boilers with two high efficiency oil-fired boilers. The Designer has confirmed that the boiler system will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its

consultants. The District has provided a Total Project Budget of \$269,356 which includes a construction cost of \$207,000. Construction costs include:

- \$164,000 for the demolition and replacement of the existing boiler system, and
- \$10,000 for associated electrical upgrades.

The District is also proposing one add alternate which is not included in the Total Project Budget:

- \$19,320 for the replacement of two circulating pumps.

The District will only consider this alternate if the construction bids come in lower than the estimated construction budget shown in the Total Project Budget.

<b>Project Funding Agreement</b>	
Enrollment: 493 Total Square Feet: 74,000	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$257,986
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$3,300
Estimated Basis of Total Facilities Grant	\$254,686
Reimbursement Rate	68.34%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$174,052
Total owner's and construction contingencies	\$11,370
Potentially eligible owner's and construction contingencies	\$11,370
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$7,770
Total Project Budget	\$269,356
Maximum Total Facilities Grant <sup>4</sup>	\$181,822

<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include third party funding in the form of energy rebates.

<sup>3</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>4</sup> Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

MSBA staff recommends an estimated maximum Total Facilities Grant of \$174,052; however, the District may be eligible for up to an additional \$7,770 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a maximum Total Facilities Grant of \$181,822 for the Project Funding Agreement for a boiler replacement at the Warren Community Elementary School.